



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 25, 2023, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online  
275 W. Main Street, Santaquin, UT 84655

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

### ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## AGENDA

### NEW BUSINESS

**1. Z.L. Goodall Plat A Subdivision Preliminary/Final Plan**

A preliminary/final plan review of a 2-lot subdivision located at 159 S 300 E

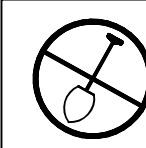
### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was posted on [www.santaquin.org](http://www.santaquin.org), Santaquin City Social Media sites, posted in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and posted on the State of Utah's Public Notice Website.

BY:

Amalie R. Ottley, City Recorder



NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-962-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

Item 1.

# PLAT "A" Z.L. GOODALL SUBDIVISION AMENDED LOT 3

SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET #

SHEET NAME

1

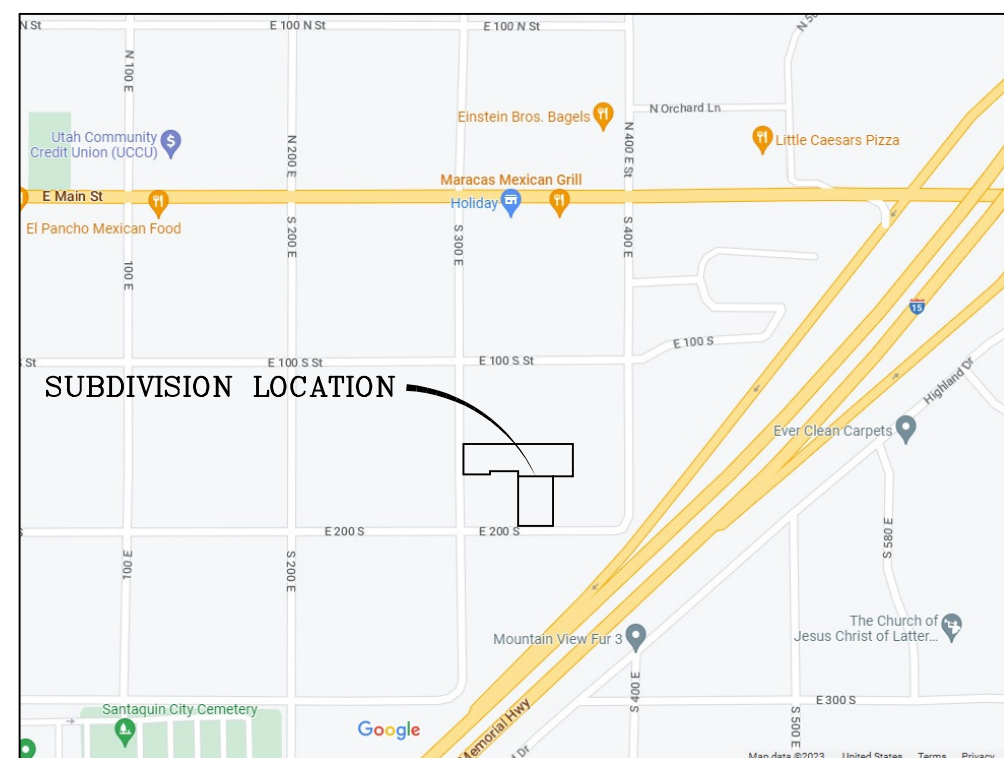
COVER SHEET

2

FINAL PLAT "A" AMENDED LOT 3

3

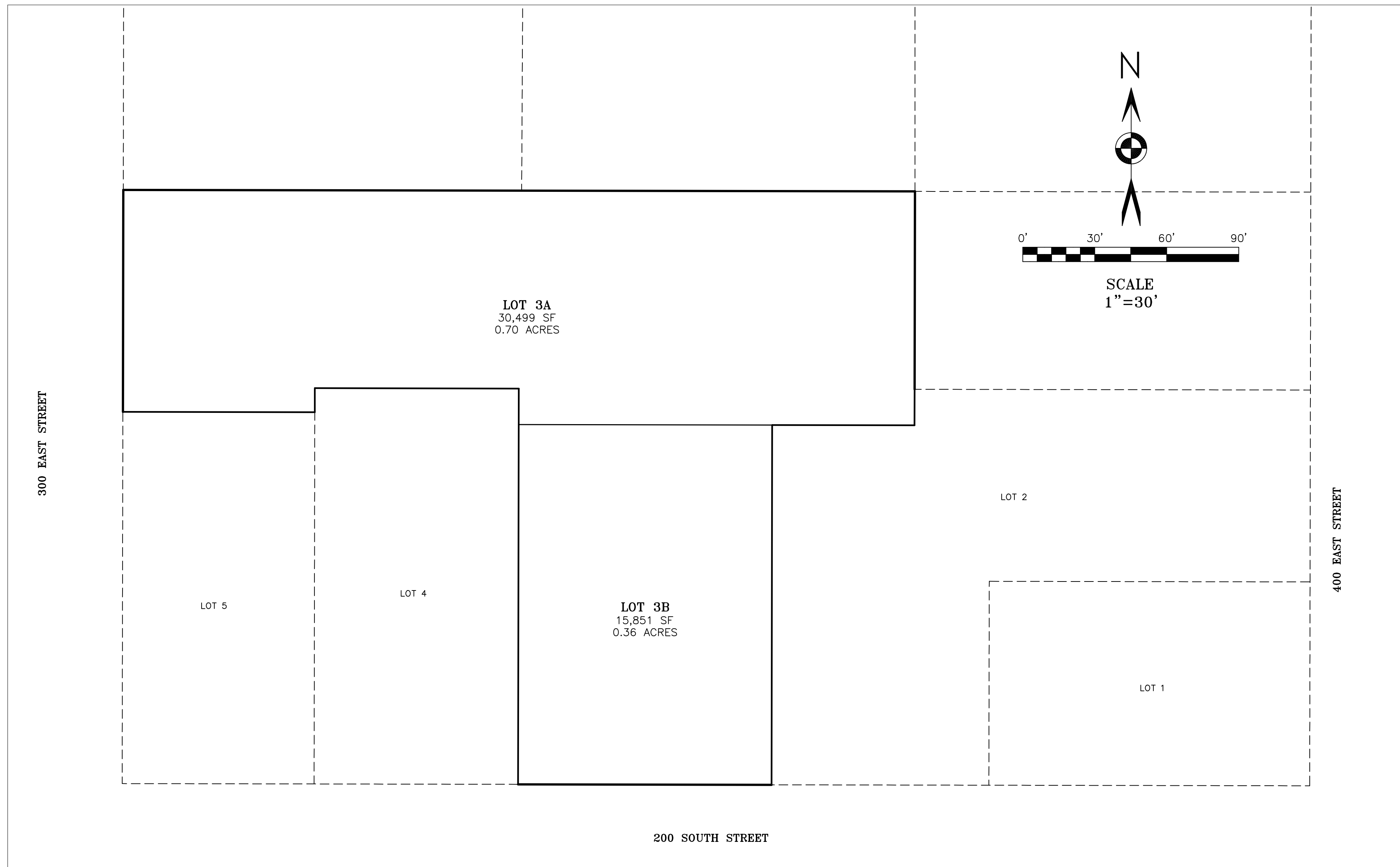
UTILITY PLAN



VICINITY MAP  
-NTS-

DATA TABLE:  
ZONING=R-8  
TOTAL # OF LOTS=2  
TOTAL ACREAGE=1.06

GENERAL NOTE:  
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



DEVELOPER:  
MARC BING  
801-420-7909  
explodingmarc@gmail.com

ENGINEER/SURVEYOR:  
LUDLOW ENGINEERING  
435-623-0897  
1451 S MAIN  
NEPHI, UT 84648

## REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 4237 SURVEYOR/DIRECTOR: D. PENROD  
DATE: APRIL 2023 FIELD SURVEYOR: M. JACOBSON  
SCALE: N/A DRAWN: K. ROUNDY  
REVISION: CHECKED: B. LUDLOW



## LUDLOW ENGINEERING & ASSOCIATES

Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys  
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1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

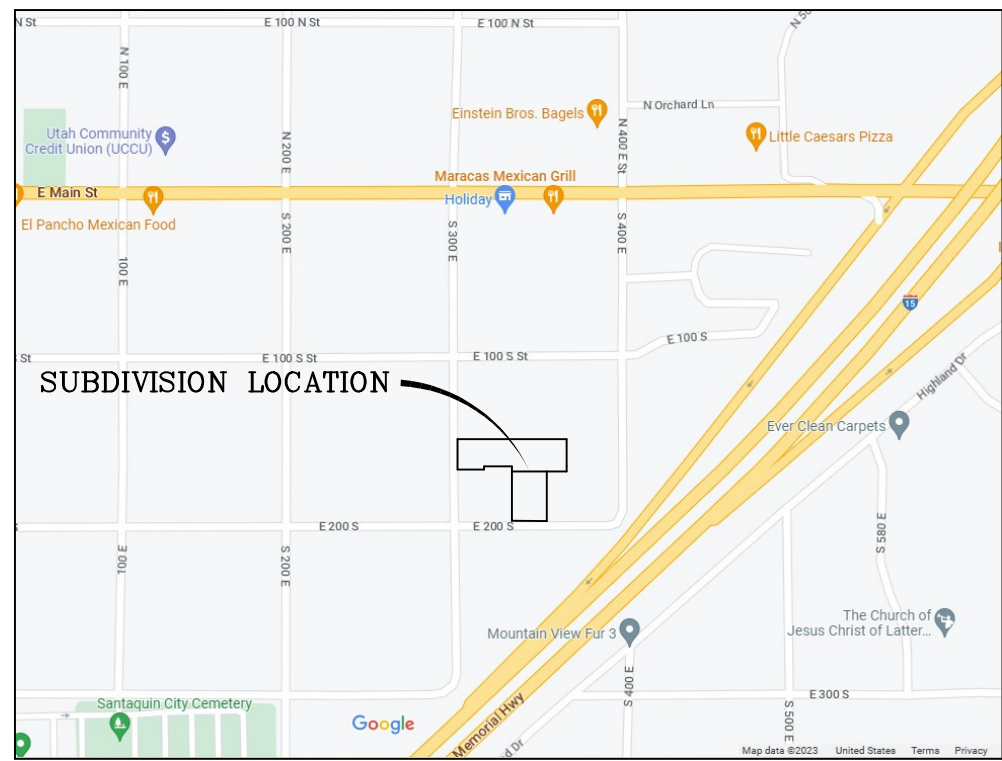
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PLAT "A" Z.L. GOODALL SUBDIVISION  
AMENDED LOT 3

SECTION 1, T 10 S, R 1 E, SLB&M,  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
APRIL 2023

1

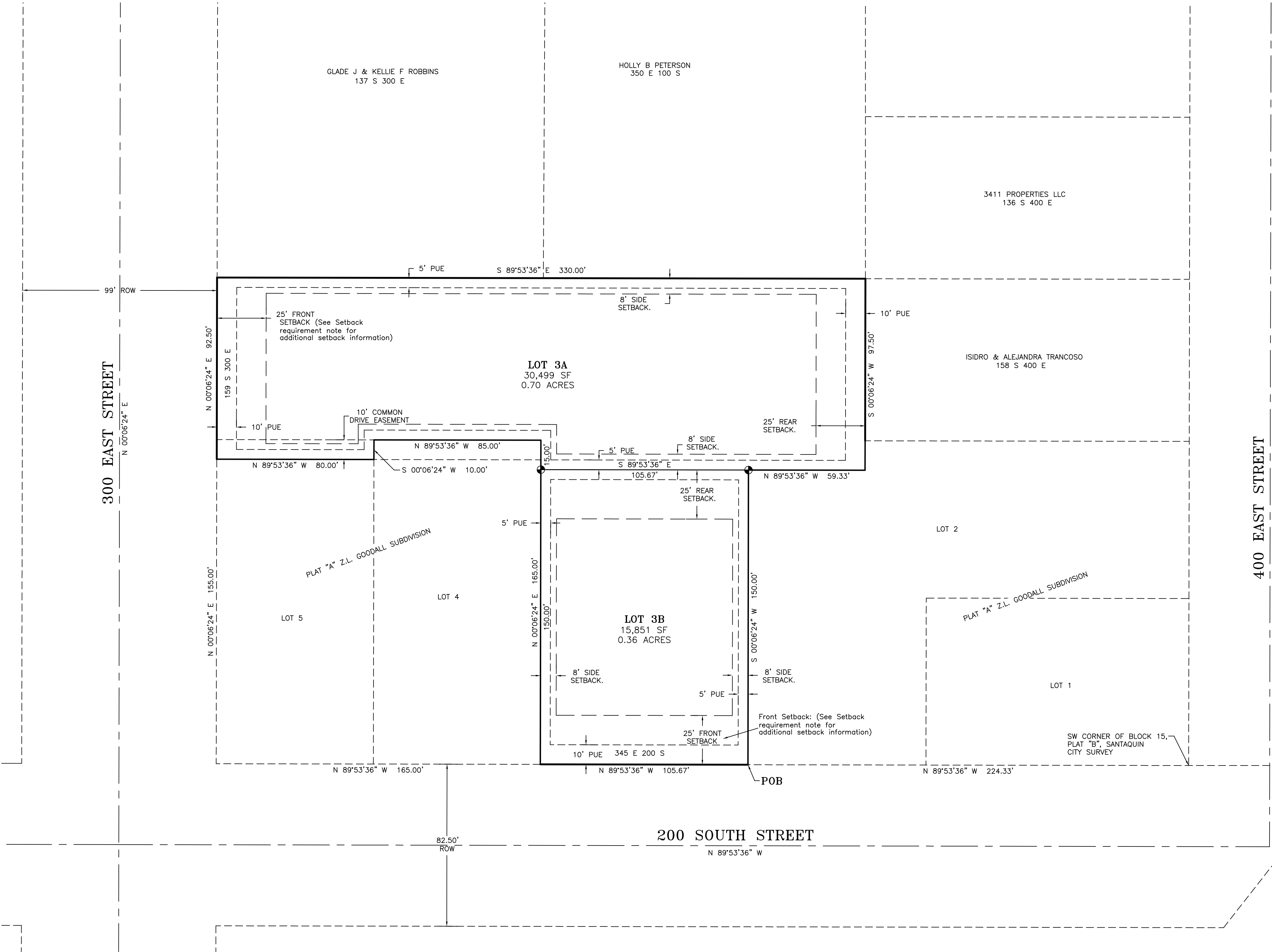
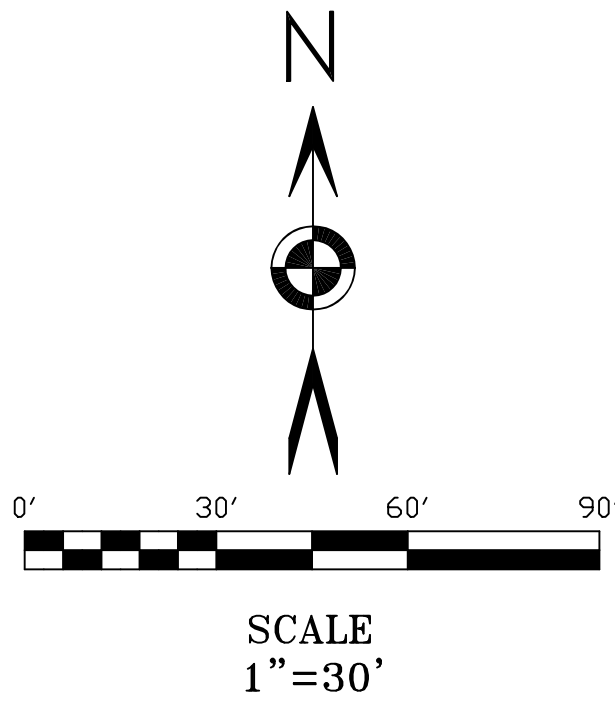




VICINITY MAP  
-NTS-

# PLAT "A" Z.L. GOODALL SUBDIVISION AMENDED LOT 3

- LEGEND
- 



**BLDG SETBACK REQUIREMENTS:**

FRONT= 15.00' TO COVERED PORCHES  
20.00' TO LIVING AREA OR GARAGE SIDE  
25.00' TO GARAGE DOOR  
SIDE=8.00'  
REAR=25.00'

**GENERAL NOTE:**  
THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

**DOMINION ENERGY**  
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY: DOMINION ENERGY  
TITLE: \_\_\_\_\_

NOTE:  
A FUTURE PRIMARY STRUCTURE MAY NOT BE JOINED TO OR LOCATED WITHIN 12 FEET OF THE EXISTING ACCESSORY BUILDING UNLESS IT OR THE PORTION LYING IN THE REAR SETBACK AREA IS REMOVED FROM THE 25 FOOT REAR YARD SETBACK AREA. (SEE ACCESSORY BUILDING ON UTILITY PLAN)

**CERTIFICATION**

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N PENROD \_\_\_\_\_ DATE \_\_\_\_\_

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH LIES NORTH 1536.80 FEET AND WEST 107.14 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING THE SOUTHWEST CORNER OF BLOCK 15, PLAT "B", SANTAQUIN CITY SURVEY; AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID BLOCK N89°53'36"W 224.33 FEET TO THE TRUE POINT OF BEGINNING; AND CONTINUING THENCE ALONG THE SOUTH LINE OF SAID BLOCK N89°53'36"W 105.67 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE PLAT "A" Z.L. GOODALL SUBDIVISION; THENCE N00°06'24"E 165.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE N89°53'36"W 85.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S00°06'24"W 10.00 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE N89°53'36"W 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE N00°06'24"E 92.50 FEET TO THE MID-BLOCK LINE; THENCE S89°53'36"E 330.00 FEET ALONG THE MID-BLOCK LINE; THENCE S00°06'24"W 97.50 FEET TO THE NORTH LINE OF LOT 2 OF SAID SUBDIVISION; THENCE N89°53'36"W 59.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S00°06'24"W 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.06 ACRES OF LAND.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

MARC H. BING \_\_\_\_\_ DALAYN G. BING \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF UTAH > s.s.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, MARC H. BING AND DALAYN G. BING, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY  
THE PLANNING COMMISSION.

CHAIRMAN \_\_\_\_\_ DIRECTOR / SECRETARY \_\_\_\_\_

**UTILITY APPROVAL**

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_  
CENTRACOM \_\_\_\_\_ DATE \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT "A"**

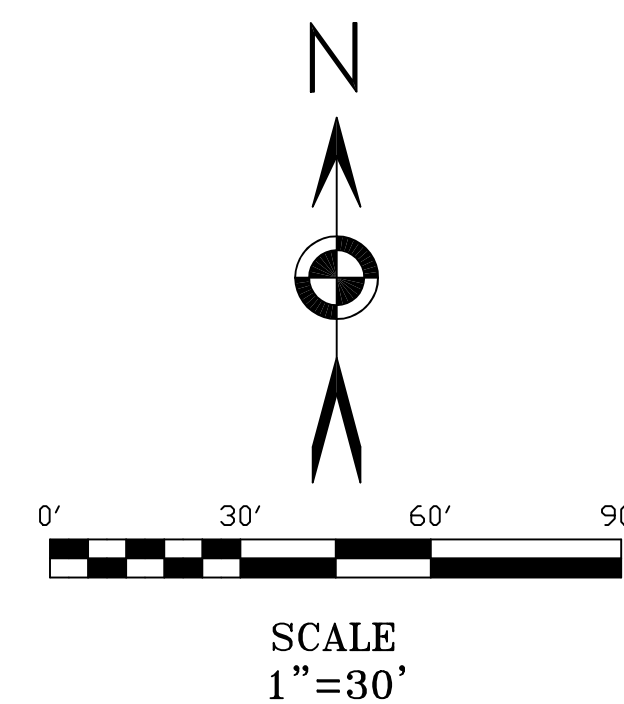
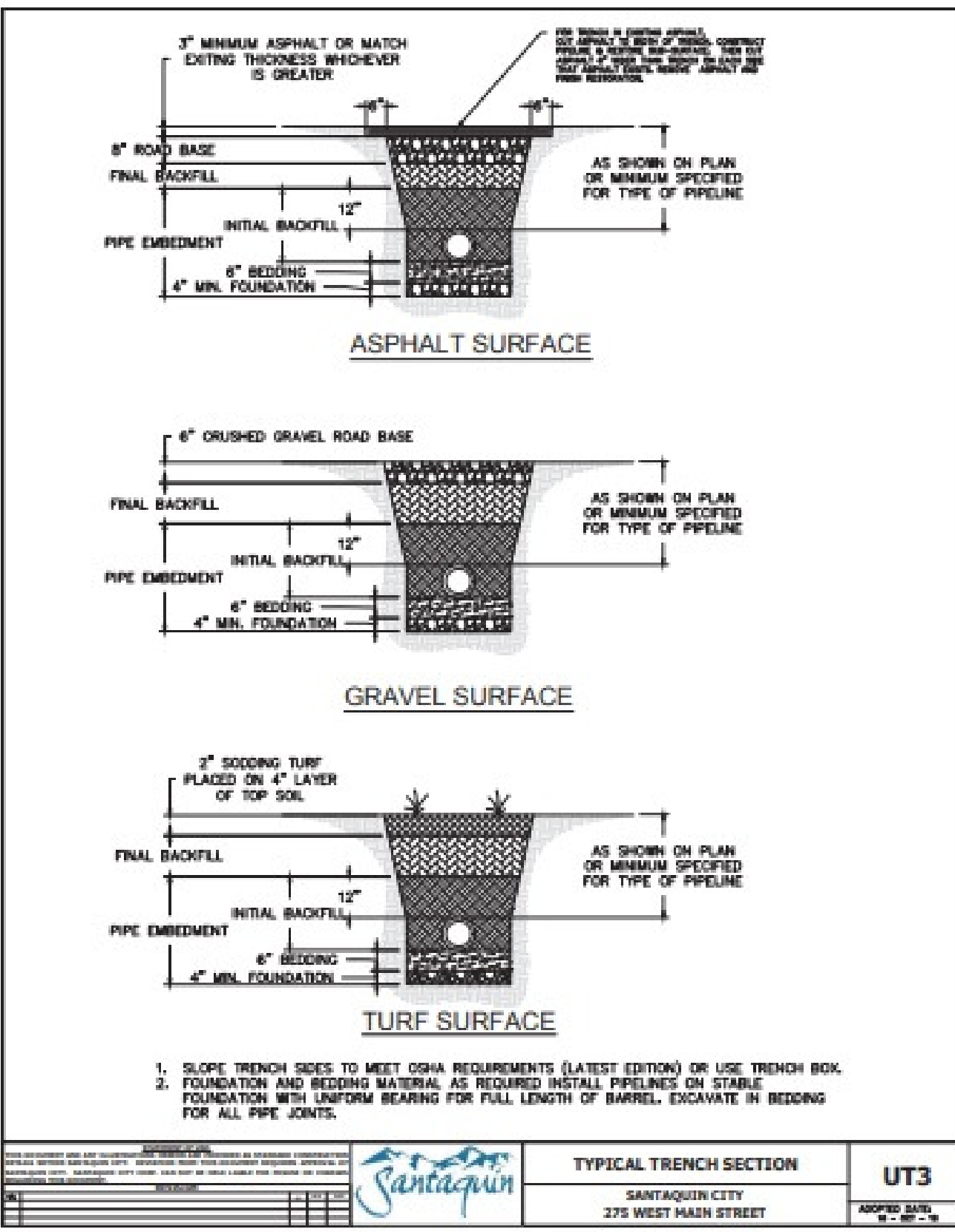
## Z.L. GOODALL AMENDED LOT 3 SUBDIVISION

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.  
SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH  
SCALE 1"= 30 FEET

SURVEYOR CITY/COUNTY ENGINEER CLERK-RECORDER NOTARY PUBLIC

**COUNTY RECORDER'S CERTIFICATE**





## REVISIONS

1. \_\_\_\_\_ 4. \_\_\_\_\_  
2. \_\_\_\_\_ 5. \_\_\_\_\_  
3. \_\_\_\_\_ 6. \_\_\_\_\_

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UTILITY PLAN

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